

Zoning Changes in Residential Districts

effective January 1, 2022

Alternate Side Yard Setbacks

For single-family homes in the R-1 and two-family twin homes in the R-2: a minimum side yard setback of 8 feet on both sides when any two of the following standards are met:

- Linear garage frontage does not exceed 40% of the building's front elevation.
- Building is a two-story structure
- Front Porch at least 25 square feet in size
- Street facing garage doors are recessed by at least 4 feet behind the façade of the ground floor of the principal building.
- Driveway width does not exceed 15 feet in front setback area or is shared by access easement with adjacent lot.

Section 130-984(2)(e) and Section 130-1004(11)(c) of the Evansville Zoning Code



A duplex that would be eligible for 8 foot side yard setbacks



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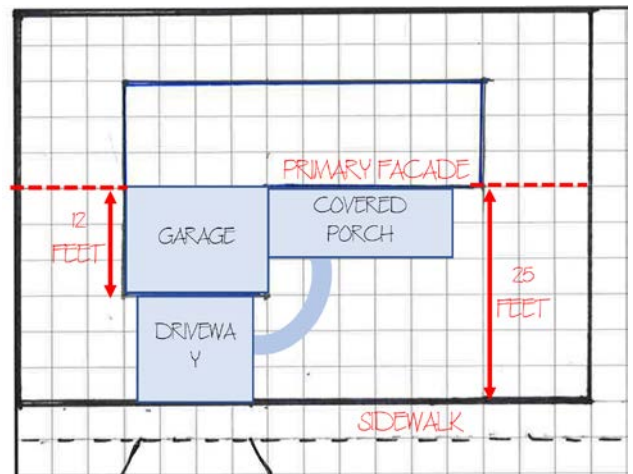
Setback Exceptions

- For bay windows, architectural features, roof overhangs, chimneys, window wells, or similar less than 24”
- For covered open porches areas in the front yard at least 25 square feet, but not exceeding 75 square feet in size and not closer than 10 feet from front lot line or sidewalk.

Section 130-675(5) of the Evansville Zoning Code



Garage not more than 55% of front façade, not set back more than 12 feet from primary façade



Red dotted line denotes front yard setback line.

Buildings and Structures Lot Coverage Standards

- Maximum front yard coverage by impervious surfaces shall be 45% of the front yard area in the R-1 zoning district (50% in the R-2), provided maximum lot coverages are not exceeded.
- Maximum linear garage coverage, as measured across the street facing façade, on a building's front elevation shall be 55%.
- Front facing façade of garage recessed from, or no more than twelve (12) feet offset from primary façade at ground level. (Both R-1 and R-2)

Section 130-984(12) and Section 130-1004(12) of the Evansville Zoning Code